



HODGES - LYLE RESIDENCE

ABBREVIATIONS

@	AT	FIN	FINISH	PLAM	PLASTIC LAMINATE
d	PENNY	FL	FLOW LEVEL	PLAS	PLASTER
#	POUND	FLG	FLASHING	PLYWD	PLYWOOD
AB	ANCHOR BOLT	FLR	FLOOR	PNT	PAINT
AC	ASPHALTIC	FN	FIELD NAILING	PR	PAIR
	CONCRETE	FOC	FACE OF CONCRETE	PTDF	PRESSURE TREATED
A/C	AIR CONDITIONING	FOF	FACE OF FINISH	RD	DOUGLAS FIR
ALUM	ALUMINUM	FOM	FACE OF MASONRY	RH	ROOF DRAIN
ANOD	ANODIZED	FOP	FACE OF	RM	ROOM
BD	BOARD		FACE OF PLYWOOD	RO	ROUGH OPENING
BLDG	BUILDING	FOS	FACE OF STUD	RWD	REDWOOD
BLK'G	BLOCKING	FT	FOOT OR FEET	SCHED	SCHEDULE (D)
BN	BOUNDARY	GA	GAUGE	S	SOUTH
	NAILING	GALV	GALVANIZED	SF	SQUARE FEET
BOT	BOTTOM	GYP	GYPSPUM	SHTG	SHEATHING
CB	CATCH BASIN	HB	HOSE BIBB	SIM	SIMILAR
CI	CAST IRON	HP	HORSE POWER	SPEC	SPECIFICATION
CJ	CEILING JOIST	HR	HOUR	SQ	SQUARE
CLG	CEILING	HTR	HEATER	SSTL	STAINLESS STEEL
CLR	CLEAR	HVAC	HEATING/VENTILATION/AIR	STD	STANDARD
CMU	CONCRETE MASONRY UNIT		CONDITIONING	STL	STEEL
	CLEAN OUT	HW(R)	HOT WATER (RETURN)	TCV	TOP OF CURB OR TOP OF CONCRETE BASIN
CO	COLUMN		INVERT	TCV	TOP OF CATCH BASIN
COL	CONTINUOUS	INV	INVERT	T&G	TONGUE AND GROOVE
CSK	COUNTERSINK	LAM	LAMINATE	TP	TOP OF PAVING
DF	DOUGLAS FIR	LB	LAG BOLT	TW	TOP OF WALL
DIA	DIAMETER	LT	LIGHT	TYP	TYPICAL
DN	DOWN	MAS	MASONRY	UNO	UNLESS NOTED OTHERWISE
DS	DOWNSPOUT	MATL	MATERIAL	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	MAX	MAXIMUM	VERT	VERTICAL
E	EAST	MB	MACHINE BOLT	VGDF	VERTICAL GRAIN
(E)	EXISTING	MECH	MECHANICAL	VTR	VENT THROUGH ROOF
EJ	EXPANSION JOINT	MEMB	MEMBRANE	W	WEST
ELEV	ELEVATION	MET	METAL	WC	WATER CLOSET
EN	EDGE NAIL	MFR	MANUFACTURER	WH	WATERHEATER
EQ	EQUAL	MIN	MINIMUM	WP	WATERPROOF
EQUIP	EQUIPMENT	MISC	MISCELLANEOUS	WS	WOOD SCREW
FAU	FORCED AIR UNIT	N	NORTH	WWF	WELDED WIRE FABRIC
FBO	FURNISHED BY OWNER OR OTHERS, TO BE INSTALLED BY CONTRACTOR	NO#	NOT IN CONTRACT NUMBER	W/O	WITHOUT
FD	FLOOR DRAIN	NTS	NOT TO SCALE		
FE(C)	FIRE EXTINGUISHER (& CABINET)	OC	ON CENTER		
		OH	OVAL HEAD OR OVER HEAD		
FF	FINISH FLOOR	OPNG	OPENING		
FG	FINISHED GRADE	(P)	PROPOSED		
FH	FLAT HEAD	PL	PLATE OR PROPERTY LINE		

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO ALL CURRENT BUILDING, ELECTRICAL, MECHANICAL AND PLUMBING CODES AND ALL OTHER STATE, COUNTY AND CITY ORDINANCES AND REGULATIONS.
- THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND INCONSISTENCIES BETWEEN DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE BEFORE PROCEEDING WITH THE WORK.
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR OTHER GENERAL REQUIREMENTS AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS.
- ALL CONSTRUCTION TO PROVIDE A WATERPROOF, WEATHER TIGHT BUILDING. CONTRACTOR SHALL FLASH AND CAULK AS NECESSARY TO ACHIEVE THIS REQUIREMENT.
- CONTRACTOR SHALL RECYCLE OR RE-USE 65% OF NON-HAZARDOUS CONSTRUCTION WASTE.
- CONTRACTOR SHALL LIMIT THE USE OF VOC'S & FORMALDEHYDE PER CURRENT STATE & CITY CODES.

APPROVAL NOTES:

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISK OR WEB BASED REFERENCE SHALL BE PLACED IN THE BUILDING AND SHALL INCLUDE ALL OF THE ITEMS LISTED IN CGBSC SECTION 4.410.1.

THE APPROVED COUNTY SORTING/RECYCLING FACILITY TO BE: MARBORG INDUSTRIES CONSTRUCTION AND DEMOLITION FACILITY, 119 N. QUARANTINA STREET, SANTA BARBARA, CA 93103

FIRE SPRINKLERS REQUIRED. SPRINKLERS TO BE PERMITTED UNDER SEPARATE PERMIT. ALL WORK IN THE PUBLIC RIGHT OF WAY REQUIRES A SEPARATE PERMIT FROM PUBLIC WORKS.

SPECIAL INSPECTIONS

- THE OWNER OR GENERAL CONTRACTOR SHALL EMPLOY A SPECIAL INSPECTOR TO PROVIDE INSPECTIONS ACCORDING TO CBC CHAPTER 17, FOR THE FOLLOWING TYPES OF WORK IF REQUIRED:
- ANY RETROFIT REINFORCING BARS OR HOLDOWN BOLTS INTO EXISTING SLABS OR FOOTINGS REQUIRING AN EPOXY GROUTED CONNECTION.
 - FIELD WELDING FOR STRUCTURAL STEEL CONNECTIONS.
 - STRUCTURAL MASONRY

CONSULTANTS

ARCHITECT:	BBP Architecture 924 Anacapa St, #2U Santa Barbara, CA 93101 805-564-6074 scott@bbp-arch.com
STRUCTURAL ENGINEER:	TAYLOR & SYFAN 684 CLARION COURT SAN LUIS OBISPO, CA 93401 805-547-2000 michelle@taylorsyfan.com
ENERGY CONSULTANT:	Title24CA.com P.O. BOX 1442 SANTA MARCOS, CA 92079 619-665-3259 title24ca@gmail.com
SOILS LAB:	GEO SOLUTIONS 220 HIGH STREET SAN LUIS OBISPO, CA 93401 805-543-8539

GOVERNING CODES

- This project shall comply w/ Title 24 and 2016:
- California Residential Code (CRC)
 - California Mechanical Code (CMC)
 - California Plumbing Code (CPC)
 - California Electrical Code (CEC)
 - California Energy Code (CEnC)

PROJECT DATA

OWNER(S):	DAVID HODGES & LAUREL LYLE 311 WEST VALERIO ST. SANTA BARBARA, CA 93101 (805) 687-3388
PROJECT ADDRESS:	311 WEST VALERIO ST SANTA BARBARA, CA
A.P.N.	027-162-006
ZONE:	R-MH
OCCUPANCY:	R-3, U
CODE DATA:	

DESCRIPTION OF USE:	GARAGE, ACCESSORY DWELLING UNIT (ADU)	
TYPE OF CONSTRUCTION:	V-B	
OCCUPANCY:	U, R-3	
NO. OF STORIES:	2	
HEIGHT:	25'-10"	
HIGH FIRE AREA:	NO	
SPRINKLERED:	EXIST'G RESIDENCE: NO THIS STRUCTURE: REQ'D.	
SITE SLOPE:	1%	
PUBLIC TRANSPORTATION WITHIN 1/2 MILE?	YES; APPROX. 200' TO THE EAST	

SQUARE FOOTAGE:		
LOT:		6,755 SF
(E) PAVED AREA:		2,205 SF

EXISTING RESIDENCE	NET	GROSS
1ST FLOOR :	1,277 SF	1,348 SF
2ND FLOOR:	413 SF	468 SF
TOTAL:	1,690 SF	1,816 SF

DETACHED 1-CAR GARAGE (TO BE REMOVED):	161 SF	179 SF
NEW 1-CAR GARAGE & STORAGE:		
GARAGE AREA:	210 SF	234 SF
STORAGE AREA:	227 SF	238 SF
TOTAL 1-CAR GARAGE & STORAGE:	437 SF	472 SF
NEW STAIRS TO ACCESSORY DWELL'G UNIT ABV:	75 SF	93 SF
NEW ACCESSORY DWELLING UNIT ABOVE GARAGE:	417 SF	458 SF
TOTAL A.D.U.:	492 SF	551 SF
TOTAL BUILDING:	929 SF	1,023 SF

PARKING:	EXISTING	PROPOSED
PRIMARY RESIDENCE:	1 COVERED, 1 UNCOVERED	1 COVERED, 1 UNCOVERED
ACCESSORY DWELLING UNIT:	N/A	0: PER STATE LAW, BUS STOP PROXIMITY TO SITE LESS THAN 1/2 MILE.

SCOPE OF WORK

DEMOLISH EXISTING LEGAL, NON-CONFORMING 1-CAR GARAGE. BUILD NEW 1-CAR GARAGE w/ ACCESSORY DWELLING UNIT PURSUANT TO GOVERNMENT CODE 65852.2 ABOVE. ADD (1) UNCOVERED PARKING SPACE.

REVISION LIST

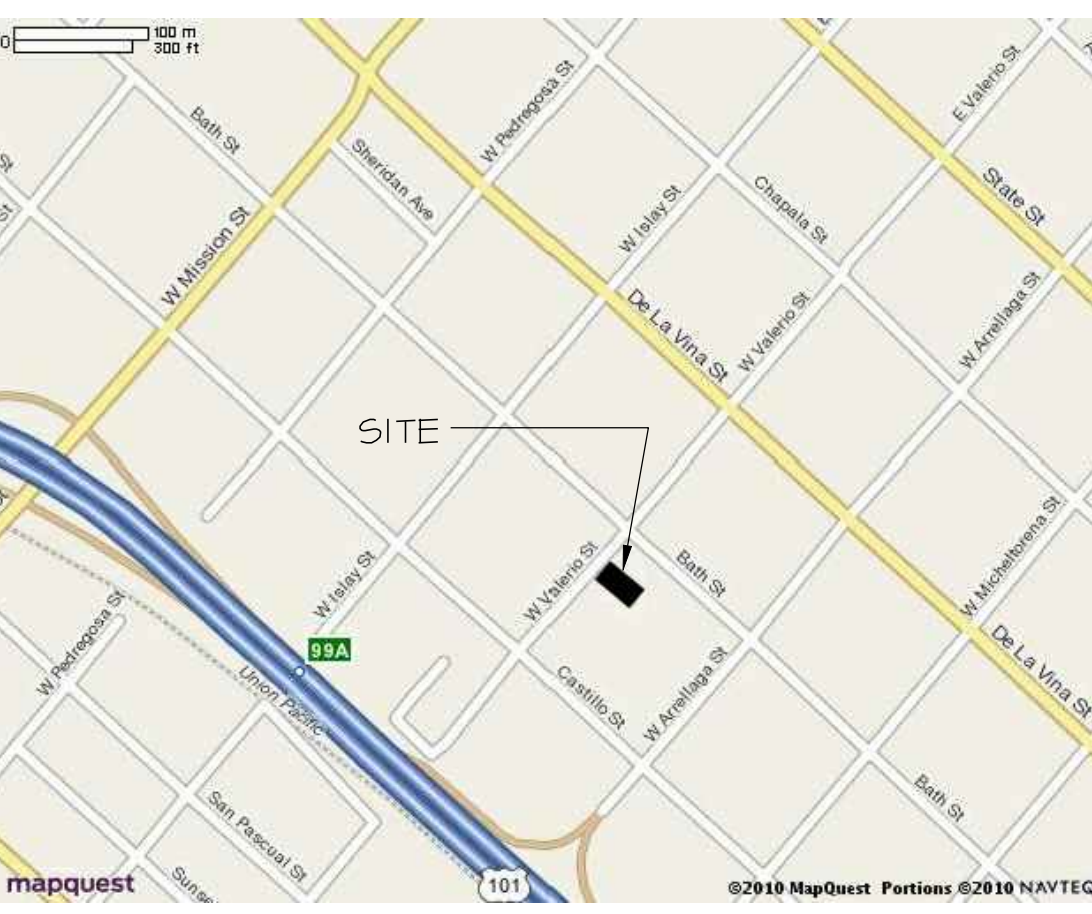
NOTE: This list of revisions refers to BBP Architecture sheets only. Sheets by others will have their own list of revisions.

4	10-21-2019	Relocate in-line water meter to south elevation. Relocate tankless water heater to south elevation. Change FAU to Heat Pump Ductless Mini-Split and relocate from garage to east elevation. Add utility sink in Garage. Change lighting configuration in Garage and ADU.
		Revision to BLD2018-00177 formerly approved under state law, Gov. Code 65852.2

SHEET INDEX

G.0	COVERSHEET
G.1	TITLE 24 ENERGY COMPLIANCE
G.2	TITLE 24 ENERGY COMPLIANCE
G.3	CAL-GREEN REQUIREMENTS
G.4	CAL-GREEN REQUIREMENTS
G.5	MANDATORY MEASURES
A.0	SITE PLAN
A.1	FLOOR PLANS
A.2	EXTERIOR ELEVATIONS
A.3	ROOF PLAN & SECTIONS
A.4	ELECTRICAL PLANS
D.1	ARCHITECTURAL DETAILS
S-1.0	STRUCTURAL TITLE SHEET
S-1.1	STRUCTURAL SPECIFICATIONS
S-2	FOUNDATION & FRAMING PLANS
S-3	STRUCTURAL DETAILS
S-4	STRUCTURAL DETAILS
S-5	STRUCTURAL DETAILS
18	TOTAL

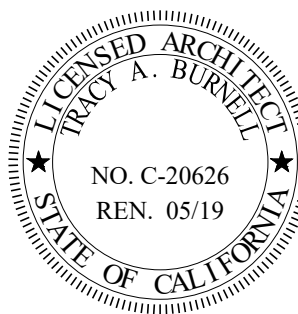
VICINITY MAP



ARCHITECTURE

924 anacapa st
suite: 2-U
santa barbara, ca
93101
805.564.6074

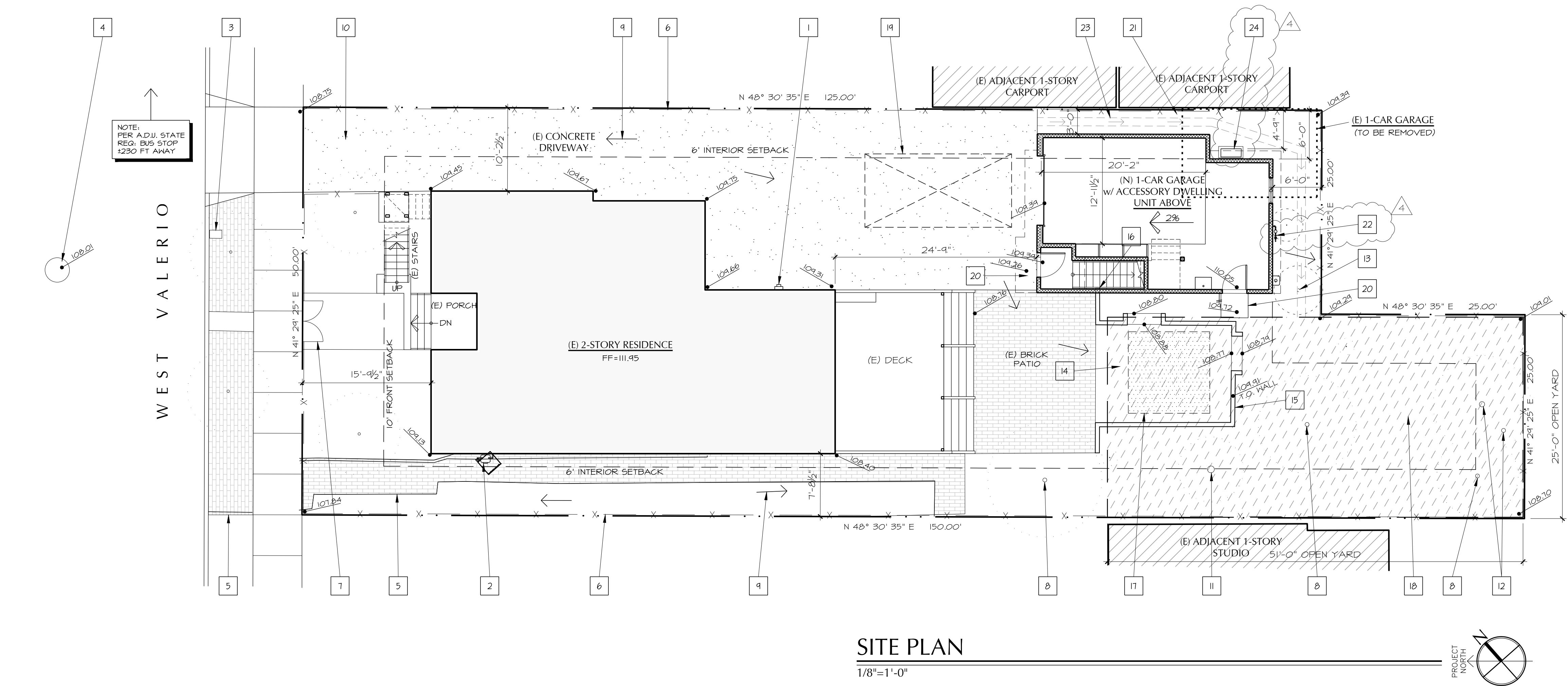
GARAGE & A.D.U. FOR THE:
HODGES - LYLE RESIDENCE
311 West Valerio St
Santa Barbara, CA



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COVERSHEET

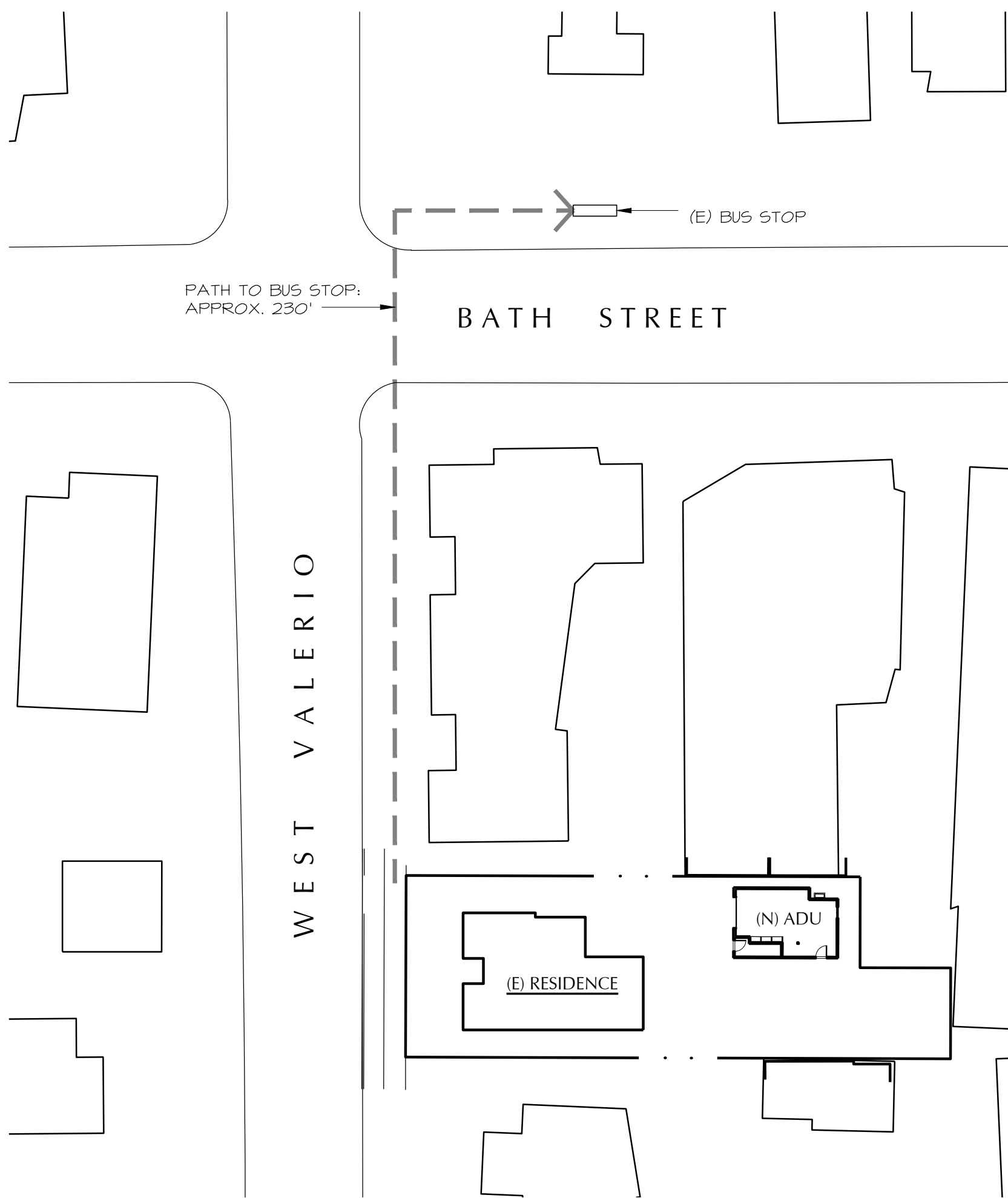
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7-2-2018 Bldg Resub
7-31-2018 Bldg Resub
10-29-2018
12-4-2018
10-21-2019

sheet no:
G.0



SITE PLAN

1/8"=1'-0"



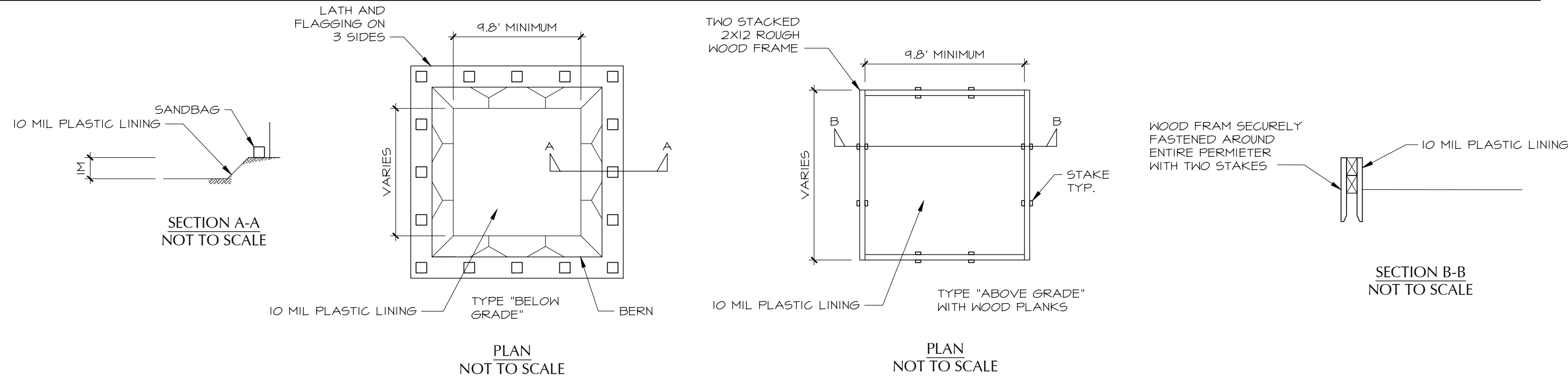
BUS STOP VICINITY MAP

1/32"=1'-0"

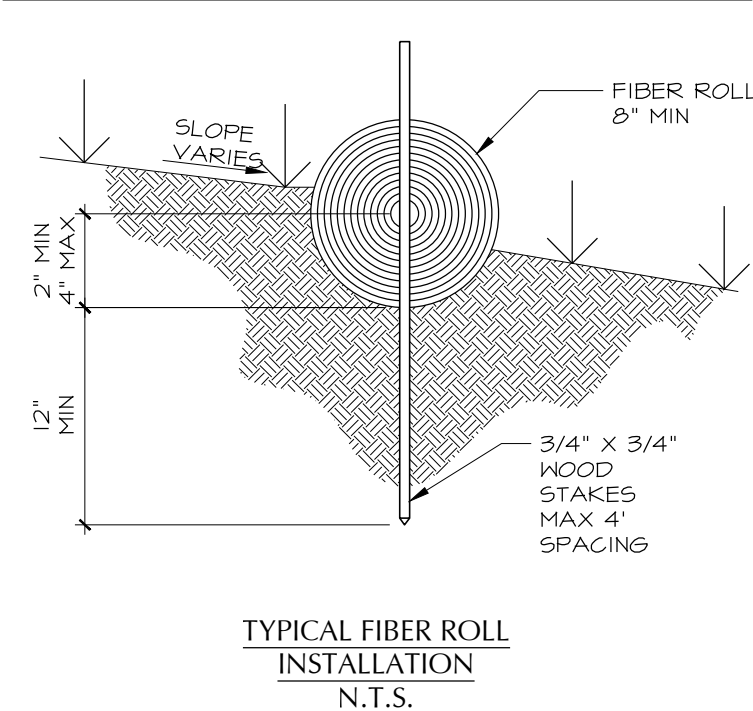
EROSION CONTROL METHODS

SEE SITE PLAN FOR LOCATION

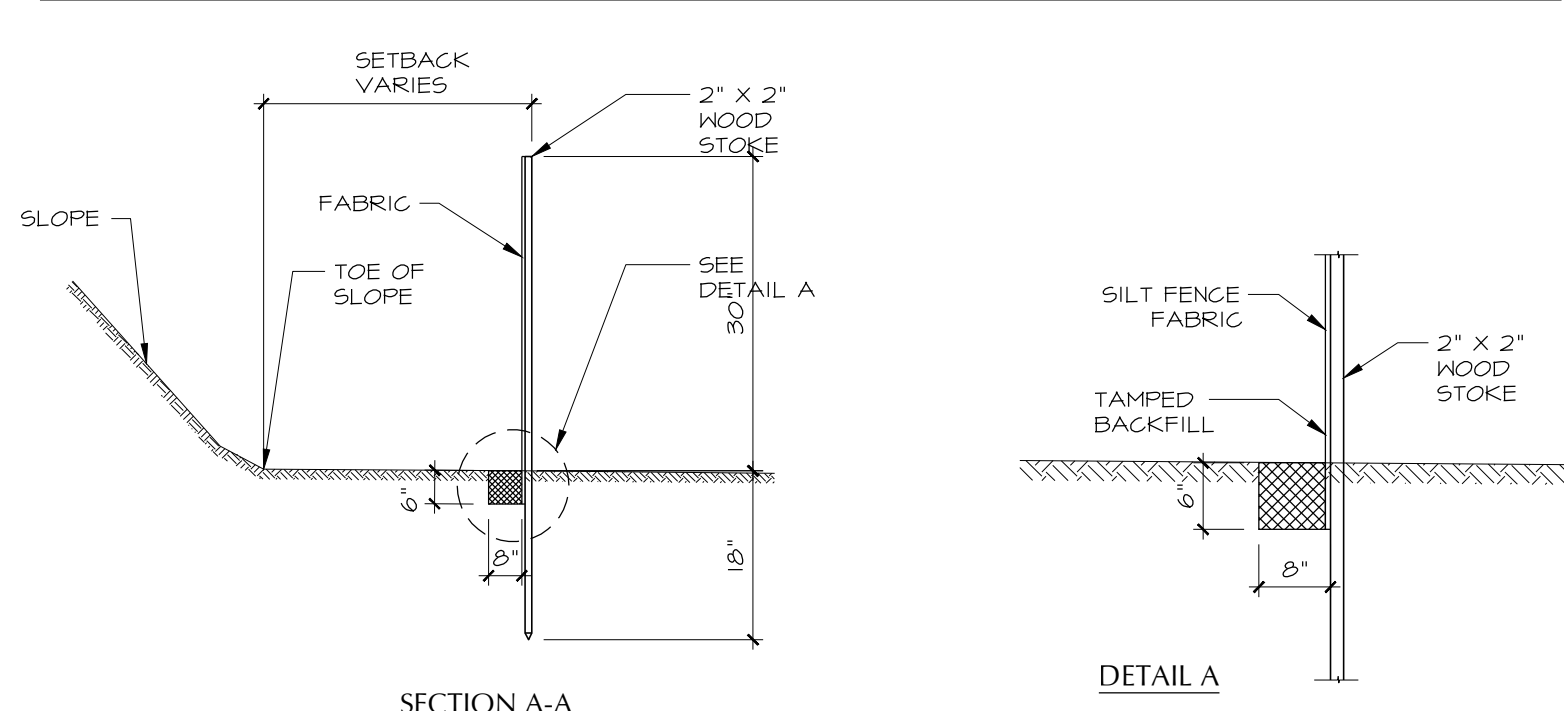
CONCRETE WASHOUT & EXCESS CONSTRUCTION MATERIAL BASIN



FIBER ROLLS



SILT FENCE



SITE PLAN NOTES:

- ARROW INDICATES DIRECTION OF WATER SHEET FLOW
- LINE INDICATES FENCING. SEE LANDSCAPE PLANS FOR MORE INFO.
- BOUNDARY & HATCHING INDICATES 1,250 SF OPEN YARD SPACE.

- POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM THE STRUCTURE AT A MINIMUM SLOPE OF 2% FOR 5 FEET.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- RAIN GUTTERS AND DOWNSPOUTS SHALL COLLECT AND DISCHARGE ROOF RAIN WATER RUN-OFF THROUGH AN APPROVED METHOD OR COLLECTED IN APPROVED COLLECTION BARRELS.
- VERIFY DEPTH & SEPARATION OF UTILITIES WITHIN TRENCHES w/ GOVERNING JURISDICTION AND COMPLY w/ ALL APPLICABLE CODES. ARCHITECT TO BE NOTIFIED OF ANY CONFLICTS.
- CONTRACTOR SHALL EMPLOY A SURVEYOR TO LOCATE BUILDINGS TO CONFORM TO PLANS.

SITE PLAN KEYNOTES:

- (E) 200A ELEC. METER. VERIFY GROUND:
 - #10 COPPER GROUND -OR-
 - "UFER": CONCRETE ENCASED 5/8" ELECTRODE -OR-
 - "METAL UNDERGROUND WATER PIPE": 3/4" MIN. -OR-
 - "METAL WATER PIPE" (COLD WATER BOND): 3/4" MIN.
- (E) GAS METER.
- (E) WATER METER.
- (E) MANHOLE.
- (E) BRICK HARDSCAPE
- (E) WOOD FENCE
- (E) WOOD GATE
- (E) CITRIS TREES, TYP.
- ARROWS INDICATE EXISTING SHEET FLOW DIRECTION.
- (E) CONCRETE DRIVEWAY.
- (E) PEAR TREE
- (E) APPLE TREES
- (E) GRAPEFRUIT TREE TO BE RELOCATED PER OWNER.
- (E) GARDEN/RETENTION BASIN
- (E) CMU LOW WALL
- 8" WIDE SECTION OF LOW WALL TO BE REMOVED.
- 10'x10' (MIN) CONCRETE WASHOUT AREA.
- 1,250 SQ FT OPEN YARD SPACE
- PROPOSED UNCOVERED PARKING SPACE (9' x 18')
- LANDING, MAX. SLOPE: 2%.
- (E) CONCRETE @ (E) GARAGE TO BE REMOVED.
- 5/8" IN-LINE WATER METER PRECEDED BY PRESSURE REGULATOR PRECEDED BY STRAINER
- 23--DRAINAGE SWALE.
24. MITSUBISHI HEAT PUMP. dB=49

STORM WATER MANAGEMENT

CONSTRUCTION SITE BEST MANAGEMENT PRACTICES:

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES: ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO DRAINAGE SYSTEM. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. *PROVISIONS, SUCH AS CONCRETE WASHOUT BASINS, MUST BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED WASTE RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO MINIMIZE EROSION BY WIND AND WATER.

EROSION AND SEDIMENT CONTROL REQS:

- IF GRADING OCCURS DURING NOV 1 THROUGH APR 15, NO GRADING SHALL OCCUR UNLESS APPROVED EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. DISCHARGES OF SEDIMENT FROM THE PROJECT SITE MAY RESULT IN A STOP WORK ORDER.
- ALL EARTHWORK ON HILLSIDES, SLOPING OR MOUNTAINOUS TERRAIN SHALL BE STABILIZED TO PROTECT AND PREVENT LOSS OF SOILS, AS NECESSARY, YEAR-ROUND.
- SLOPES OVER THREE FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.
- SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 2% FOR 5 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.
- ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AT THE DRIP LINE DURING GRADING.

sheet description
SITE PLAN

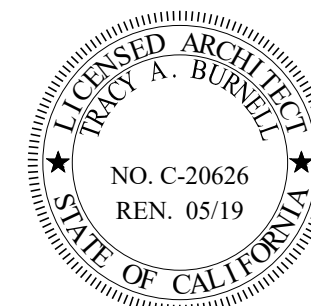
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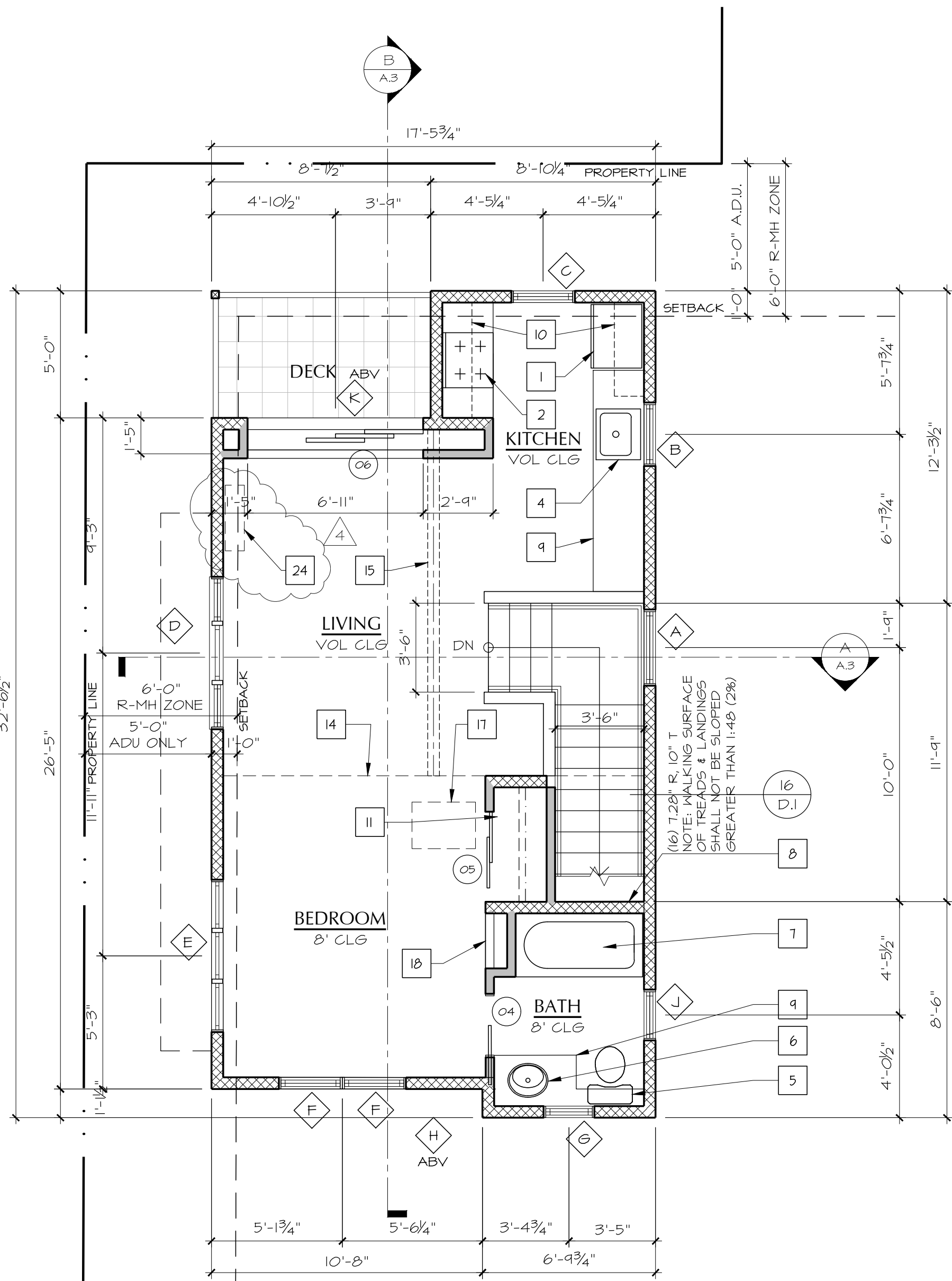
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924 anacapa st
suite: 2-U
santa barbara, ca
93101
805.564.6074

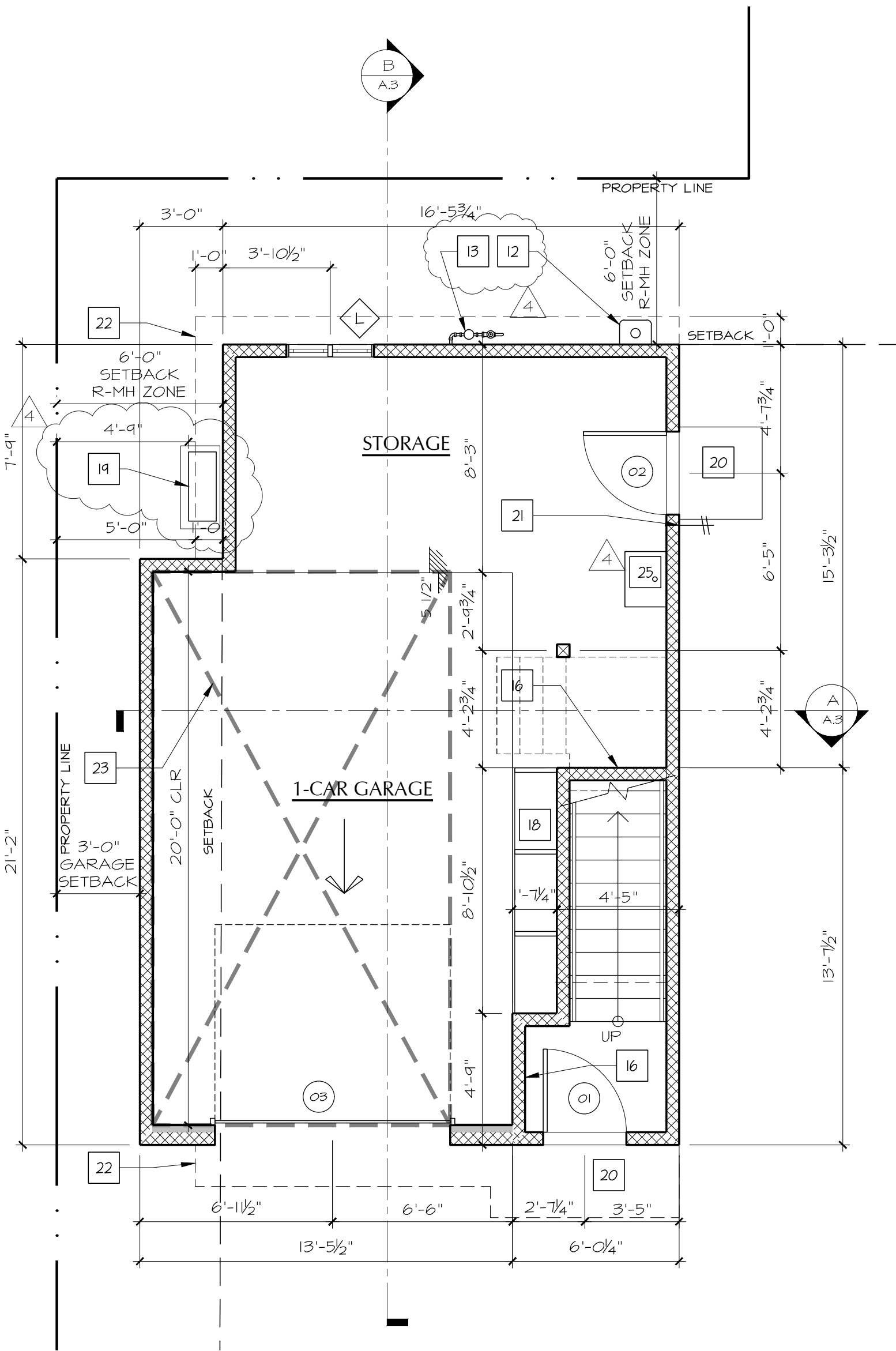
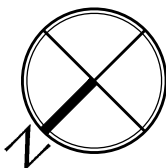
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SECOND FLOOR PLAN

1/4"=1'-0"



FIRST FLOOR PLAN

1/4"=1'-0"



WINDOW SCHEDULE									
WDW NO	SIZE		STYLE	FIGURE	MATERIAL	GLAZING	U-VALUE	SHGC	REMARKS
	WIDTH	HEIGHT							
A	3'-0"	7'-0"	DOUBLE HUNG	1	CLAD	DUAL, TEMPERED	.32	.25	● --
B	2'-6"	4'-6"	DOUBLE HUNG	1	CLAD	DUAL	.32	.25	● --
C	2'-6"	6'-9"	WINDOW ASSEMBLY	5	CLAD	DUAL	.32	.25	● --
D	6'-0"	5'-6"	WINDOW ASSEMBLY	3	CLAD	DUAL	.32	.25	● --
E	6'-0"	3'-0"	WINDOW ASSEMBLY	4	CLAD	DUAL	.32	.25	● --
F	2'-6"	5'-0"	DOUBLE HUNG	1	CLAD	DUAL	.32	.25	● --
G	2'-0"	4'-0"	DOUBLE HUNG	1	CLAD	DUAL	.32	.25	● --
H	1'-6"	2'-6"	DOUBLE HUNG	1	CLAD	DUAL	.32	.25	● --
J	2'-0"	3'-0"	DOUBLE HUNG	1	CLAD	DUAL	.32	.25	● --
K	6'-11"	1'-8"	WINDOW ASSEMBLY	2	CLAD	DUAL	.32	.25	● --
L	3'-2"	2'-6"	WINDOW ASSEMBLY	6	CLAD	DUAL, TEMPERED	.32	.25	● --

- NOTES:
1. SPACER BAR IN DUAL GLAZED WINDOWS TO BE ANODIZED BRONZE.
2. CONTRACTOR TO VERIFY OPENING SIZES PRIOR TO ORDERING WINDOWS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

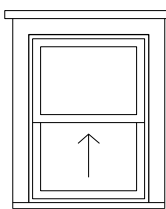


FIGURE 1

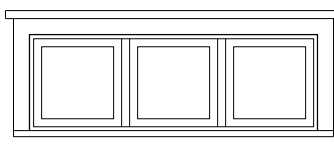


FIGURE 2

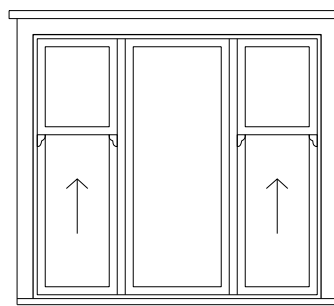


FIGURE 3

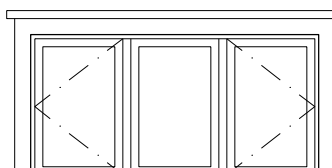


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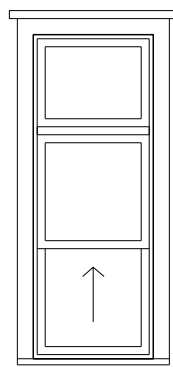


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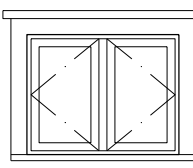


FIGURE 6

DOOR SCHEDULE											
DOOR NO	DOOR SIZE		STYLE	FIGURE TYPE	MATERIAL	FINISH		FIRE RATING	GLAZING	U-VALUE	REMARKS
	WIDTH	HEIGHT				EXTERIOR	INTERIOR				
01	3'-0"	7'-0"	SINGLE HALF GLASS DOOR	A	--	--	--	--	DUAL, TEMPERED	.32	1
02	3'-0"	7'-0"	SINGLE HALF GLASS DOOR	A	--	--	--	--	DUAL, TEMPERED	.32	--
03	8'-6"	7'-0"	ROLL-UP GARAGE DOOR	B	--	--	--	--	TEMPERED	--	--
04	2'-4"	6'-8"	SINGLE POCKET DOOR	C	--	--	--	--	--	--	--
05	4'-0"	6'-8"	SLIDING WARDROBE DOORS	D	--	--	--	--	--	--	--
06	6'-11"	8'-0"	MULTI-SLIDE POCKET DOOR	E	--	--	--	--	DUAL, TEMPERED	.32	1

- REMARKS:
1. EGRESS DOOR, SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

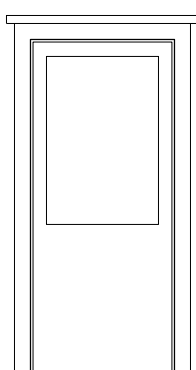


FIGURE A

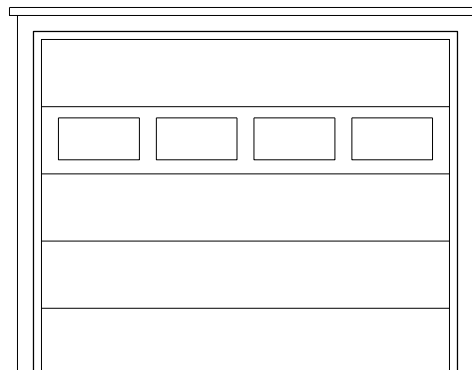


FIGURE B

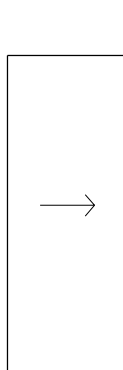


FIGURE C

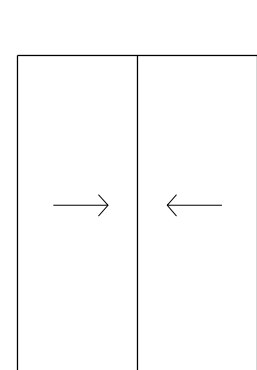


FIGURE D

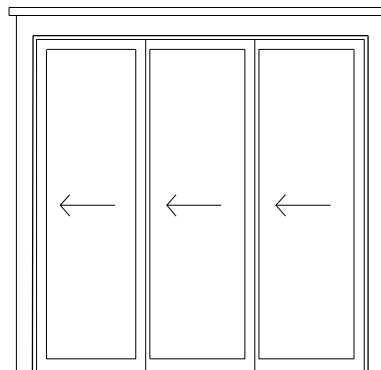


FIGURE E

- NOTES:
1. CONTRACTOR TO VERIFY OPENING SIZES PRIOR TO ORDERING DOORS.
2. CONTRACTOR TO VERIFY FINISH w/ OWNER PRIOR TO ORDERING DOORS.
3. SPACER BAR IN DUAL GLAZING TO BE ANODIZED BRONZE.

FLOOR PLAN GENERAL NOTES:

WALL LEGEND:

- INDICATES EXISTING WALL
- INDICATES WALL TO BE REMOVED
- INDICATES NEW STUD WALL: USE 2x4's @ 16" o.c.
- INDICATES NEW STUD WALL: USE 2x6's @ 16" o.c.
- INDICATES NEW STUD WALL: USE 2x8's @ 16" o.c. (ALT. USE DOUBLE WALL; 2x6's @ 16" o.c. STAGGERED).
- INDICATES NEW 2x6 WALL w/ 3" FURRING. VERIFY IN FIELD.

- ALL HOSE BIBBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE BACK FLOW PREVENTION DEVICES.
- CLOTHES DRYER TO BE VENTED TO OUTSIDE, EQUIPPED WITH A BACK-DRAFT DAMPER. MAXIMUM VERTICAL AND HORIZONTAL LENGTH INCLUDING (2) 90° ELBOWS IS 14 FEET. A LENGTH OF 2 FEET SHALL BE DEDUCTED FOR EACH ELBOW IN EXCESS OF TWO.
- PROVIDE A MINIMUM OF 100 SQUARE INCHES COMBUSTION AIR FOR WATER HEATER COMPARTMENT. 50% WITHIN 12 INCHES OF CEILING, 50% WITHIN 6 INCHES OF FLOOR.
- PROVIDE ACCESS PANEL 12"x12" OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP-JOINT CONNECTIONS.
- NEW PLUMBING FIXTURES SHALL MEET SPECIFICATIONS DESCRIBED BELOW. EXISTING PLUMBING FIXTURES WILL BE RETROFITTED TO CURRENT CPC STANDARDS. TO MEET SPECIFICATIONS DESCRIBED BELOW:
 - TOILETS SHALL HAVE A MAXIMUM OF 1.28 GALLONS PER FLUSH.
 - LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM.
 - SHOWER HEAD FLOW SHALL NOT EXCEED 2.0 GPM AT 80 PSI, AND MULTIPLE SHOWER HEADS SERVING ONE SHOWER SHALL HAVE A COMBINED FLOW RATE OF 2.0 GPM.
 - KITCHEN FAUCET FLOW SHALL NOT EXCEED 1.8 GPM AT 60 PSI.
 - CONTROL VALVE FOR SHOWER OR TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
- DUCTS USED FOR KITCHEN RANGE VENTILATION SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES.
- DRYER EXHAUST DUCTS, NOT LESS THAN 4" IN DIAMETER, SHALL HAVE SMOOTH INTERIOR SURFACES.
- WHEN TWO OR MORE APPLIANCES ARE CONNECTED TO ONE VENTING SYSTEM, THE VENTING SYSTEM AREA SHALL NOT BE LESS THAN THE AREA OF THE LARGEST VENT CONNECTOR PLUS 50 PERCENT OF THE ADDITIONAL VENT CONNECTORS.
- MECHANICAL EQUIPMENT SUPPORTED DIRECTLY BY THE GROUND SHALL BE ISOLATED FROM THE GROUND BY A LEVEL CONCRETE SLAB EXTENDING NOT LESS THAN THREE (3) INCHES ABOVE THE ADJOINING GROUND LEVEL.
- PROVIDE THIRTY (30) INCHES ABOVE RANGE OR COOKTOP TO UNPROTECTED COMBUSTIBLE MATERIAL, OR TWENTY-FOUR (24) INCH CLEARANCE TO METAL VENTILATING HOOD.
- WHERE ROOF/CEILING FRAMING MEMBERS ARE PERPENDICULAR TO AND/OR CROSS THE HOUSE/GARAGE WALL, THE SUPPORTING ELEMENTS (WALLS, BEAMS, ETC.) SHALL BE PROTECTED WITH 5/8" TYPE 'X' GYPSUM BOARD INSTALLED PER CRC TABLE R302.6.
- ALL AIR DUCTS PENETRATING OCCUPANCY SEPARATION (WALL OR CEILING) BETWEEN GARAGE AND LIVING AREA SHALL BE 26-GAUGE MINIMUM.
- PROVIDE TILE & WATER-RESISTANT GYPSUM BOARD OR HARDY BACKER AT TUB AND SHOWER ENCLOSURE TO A HEIGHT OF 72" MINIMUM ABOVE THE DRAIN INLET.
- PROVIDE 26-GAUGE MINIMUM GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE. WEEP SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS.

PLUMBING NOTES:

- HOT-MOPPED SHOWER PANS SHALL BE INSPECTED UPON COMPLETION OF HOT-MOPPING AND SHALL BE FILLED WITH WATER FOR INSPECTION.
- PROVIDE PRESSURE GAUGE REGULATOR FOR WATER SERVICE WHERE STATIC PRESSURE EXCEEDS 80 PSI.
- PROVIDE A COMBINATION PRESSURE AND TEMPERATURE RELIEF VALVE AT ALL WATER HEATERS SET TO OPEN AT 150 PSI. DRAIN PIPES SHALL EXTEND TO OUTSIDE OF BUILDING AND TERMINATE NOT MORE THAN 2'-0" NOR LESS THAN 6" ABOVE THE GROUND AND POINT DOWNWARD WITHOUT THE END UNOBSTRUCTED. ANY OTHER TERMINATION LOCATION SHALL BE APPROVED BY THE BUILDING OFFICIAL.

FLOOR PLAN KEYNOTES:

- REFRIGERATOR.
- RANGE/OVEN WITH HOOD, LIGHT & FAN. HOOD TO BE 100 CFM MIN, 3 SONE MAX, VENT TO EXTERIOR AND PROVIDE BACK DRAFT DAMPER. REFER TO FLOOR PLAN NOTES.
- NOT USED.
- KITCHEN SINK WITH DISPOSER.
- (N) WATER CLOSET. CONTRACTOR TO VERIFY THAT WATER CLOSET FLOW RATE IS 1.28 GALLONS PER FLUSH, AND REPLACE WITH A NEW COMPLIANT FIXTURE IF IT DOESN'T MEET THIS STANDARD.
- (N) LAVATORY TO REMAIN. CONTRACTOR TO VERIFY THAT LAVATORY FLOW RATE IS 1.5 GPM, AND REPLACE WITH A NEW COMPLIANT FIXTURE IF IT DOESN'T MEET THIS STANDARD.
- TUB. REFER TO FLOOR PLAN NOTES.
- 12"x12" TUB/SHOWER PLUMBING ACCESS PANEL WHEN ONE-PIECE WELDED TRAP IS NOT USED. REFER TO FLOOR PLAN NOTES.
- BASE CABINET.
- UPPER CABINET.
- SINGLE CLOSET POLE WITH SHELF ABOVE.
- TANKLESS WATER HEATER (.94 ENERGY FACTOR) w/ RECIRCULATION SYSTEM. VENT TO EXTERIOR. INSTALLATION TO COMPLY w/ CALIFORNIA PLUMBING CODE AND MANUFACTURER'S PRINTED SPECIFICATION.
- WATER SUB-METER, 5/8" SR-II BY SENSUS OR EQUAL.
- CEILING CHANGE ABOVE.
- EXPOSED BEAM(S) ABOVE. REFER TO REFLECTED CEILING PLAN.
- SUB PANEL.
- ATTIC ACCESS PANEL PER CODE.
- SHELVES.
- MITSUBISHI DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM; dB=49. PROVIDE ANCHORED SEISMIC STRAPPING ON MIN. 4" CONCRETE SLAB 3" ABV. GRADE. LANDING: MAX. SLOPE NOT TO EXCEED 2%. LANDINGS AT EGRESS DOORS SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD. LANDINGS WITH DOORS THAT DO NOT SWING OVER THE LANDING MAY HAVE A DIFFERENCE IN ELEVATION OF 7 3/4" MAX. BELOW THE TOP OF THE THRESHOLD. EXTERIOR LANDINGS, DECKS, BALCONIES, STAIRS AND SIMILAR FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL.
- HOSE BIBB w/ BACKFLOW PREVENTION VALVE.
- LINE OF 2nd FLOOR ABOVE.
- DASHED LINE INDICATES REQUIRED 10.5'x20' PARKING AREA.
- MITSUBISHI WALL BLOWER UNIT.
- UTILITY SINK.

INTERIOR FINISHES:

- CEILINGS: 5/8" GYP BOARD, PAINTED (SEMI-GLOSS @ KITCHEN & BATHROOM) COLOR PER OWNER.
WALLS: 5/8" GYP BOARD, PAINTED (SEMI-GLOSS @ KITCHEN & BATHROOM) COLOR PER OWNER.
FLOORS: ENGINEERED WOOD VENEER, COLOR PER OWNER.

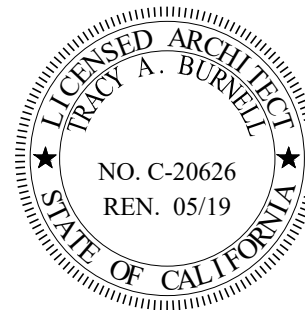


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sheet description
FLOOR PLANS

date:

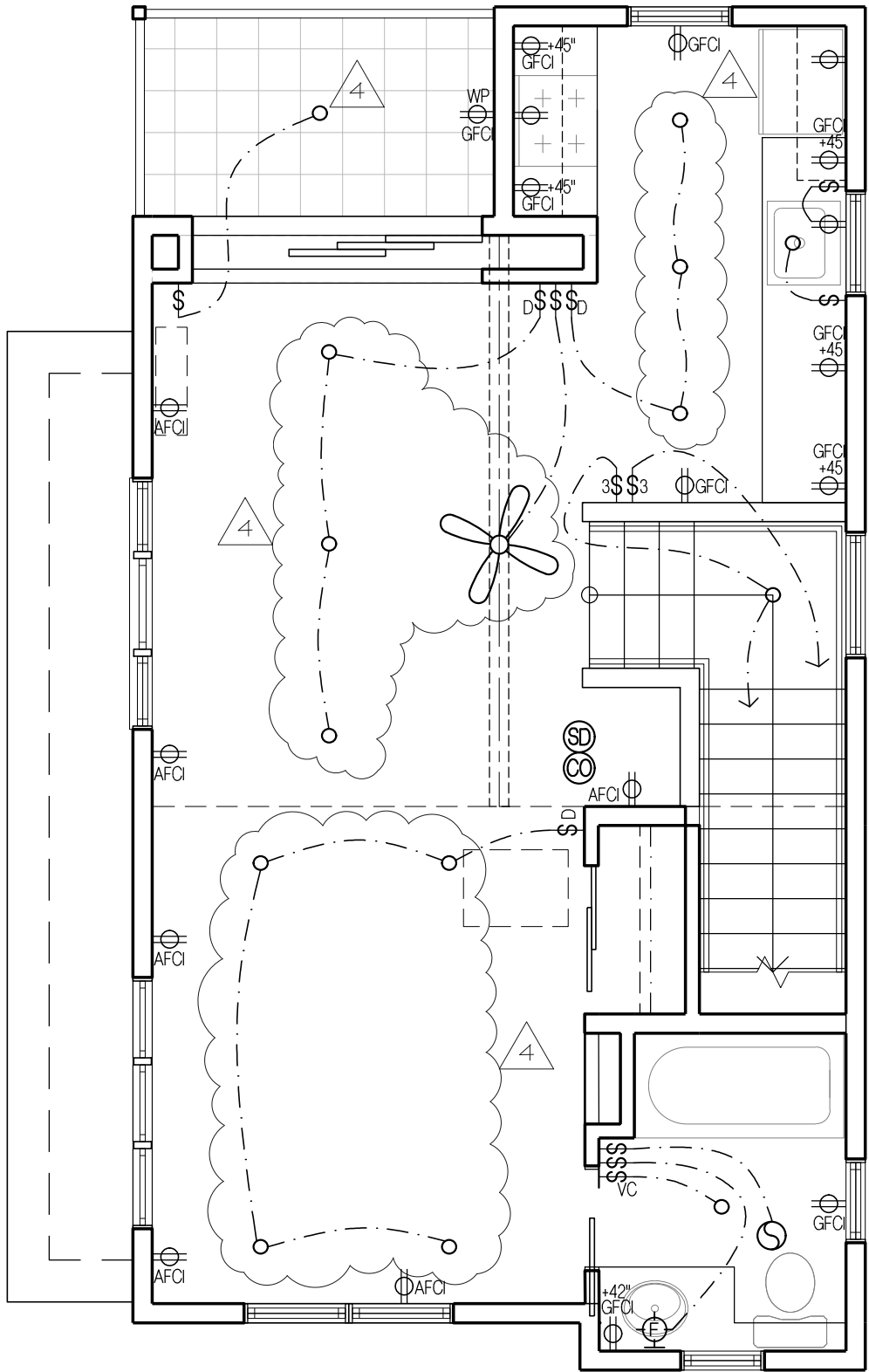
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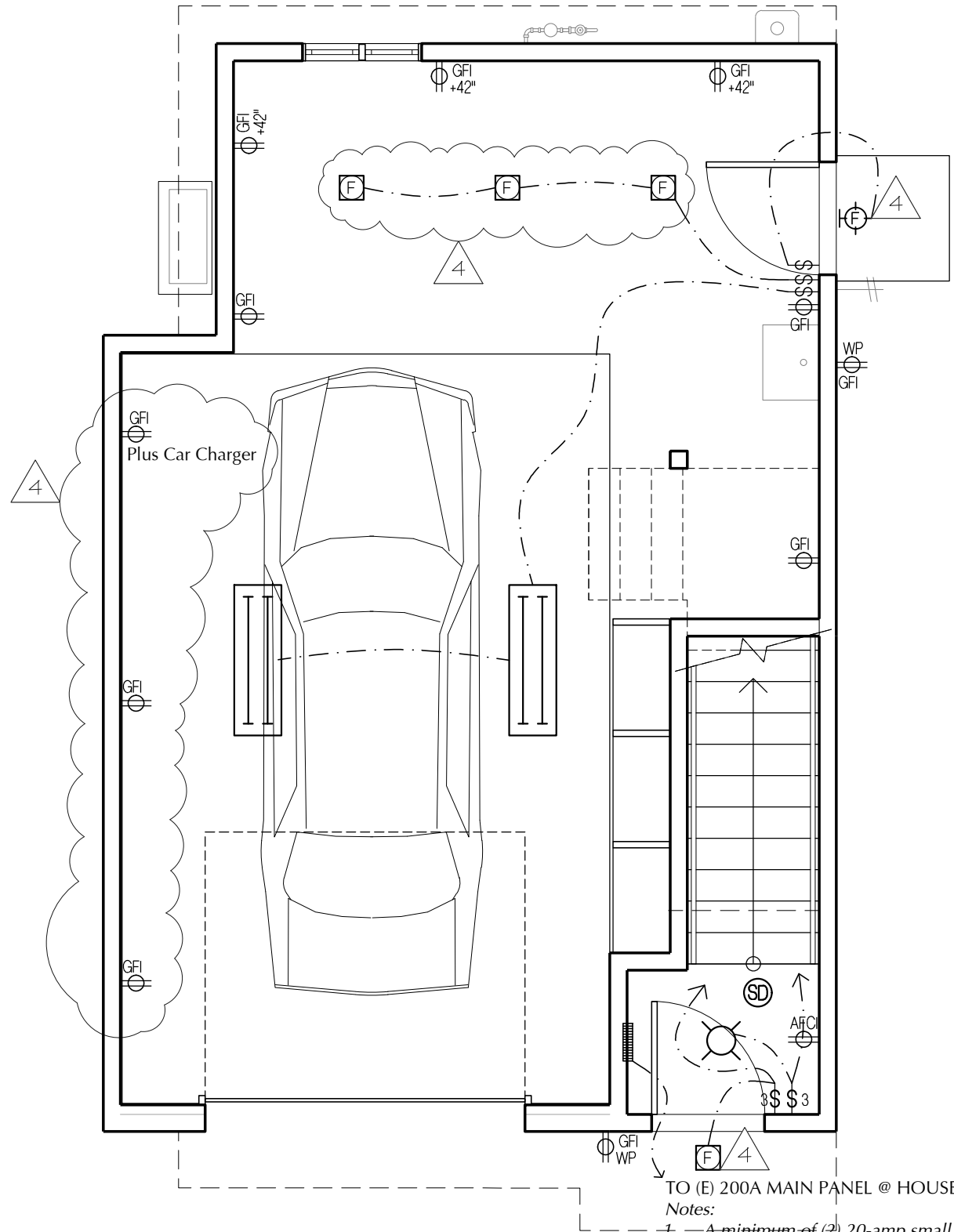
SECOND FLOOR ELECTRICAL PLAN

1/4"=1'-0"



FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"



ELECTRICAL NOTES:

- ALL INTERIOR RESIDENTIAL LIGHTING IS TO BE HIGH EFFICACY. ALL PROPOSED LIGHT FIXTURE MODELS MUST BE CA CERTIFIED AND LISTED ON THE CALIFORNIA ENERGY COMMISSION'S APPROVED DATA BASE. ALL CALIFORNIA ENERGY COMMISSION'S APPROVED LISTINGS OF LIGHT FIXTURE AND/OR LAMP TO BE PROVIDED ON SITE AND THE TIME OF INSPECTION.
- ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES, (EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'-6" ABOVE THE FLOOR; (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE; (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.7, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4 (D) (2) (A). UNLESS IN ACCORDANCE WITH CEC 210.12 (A) EXCEPTION 1, 2, OR 3, ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOM, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT/BRANCH CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- INSTALLATION SHALL CONFORM w/ ALL THE REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE, STATE OF CALIFORNIA TITLE 24, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- FURNISH AND INSTALL ALL LIGHT FIXTURES COMPLETE WITH REQUIRED LAMPS, BALLASTS, MOUNTING TRIMS AND DEVICES.
- CONTRACTOR TO PROVIDE G.F.I. AND A.F.C.I. PROTECTION AT ALL LOCATIONS REQUIRED BY CODE.
- CONTRACTOR SHALL PROVIDE POWER FOR HEATING & VENTILATION EQUIPMENT AND APPLIANCES.
- CONTRACTOR SHALL PROVIDE ATTIC LIGHT AND SWITCH AT ACCESS LOCATIONS.
- BATHROOM RECEPTACLES TO BE ON DEDICATED CIRCUIT.
- RECEPTACLES IN WET LOCATIONS TO HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG IS INSERTED.
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND DO NOT CONTAIN A MEDIUM SCREW BASE SOCKET. BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.
- OUTDOOR HID HIGH EFFICACY LUMINAIRES CONTAIN ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND HAVE FACTORY INSTALLED HID BALLASTS.
- LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE APPROVED, I.C. LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.
- LL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
- THE FOLLOWING LIGHTING IS HIGH EFFICACY: PIN-BASED LINEAR FLUORESCENT, PIN-BASED COMPACT FLUORESCENT, PULSE-START METAL HALIDE, HIGH PRESSURE SODIUM, GU-24 (OTHER THAN LED'S), INSEPARABLE SOLID STATE LUMINAIRES (SSL'S) INSTALLED OUTDOORS OR INSEPARABLE SSL LUMINAIRES WITH COLORED LIGHT SOURCES FOR DECORATIVE LIGHTING PURPOSES.
- THE FOLLOWING LAMPS AND LIGHT SOURCES ARE HIGH EFFICACY IF THEY ARE JOINT APPENDIX JA8-CERTIFIED, JA-8 CERTIFIED LAMPS AND LIGHT SOURCES ARE MARKED AS "JA8-2016" OR "JA8-2016-E". THESE FIXTURES INCLUDE: LED LUMINAIRES WITH INTEGRAL SOURCES THAT ARE CERTIFIED TO THE ENERGY COMMISSION, SCREW-BASED LED LAMPS (A-LAMPS, PAR LAMPS, ETC.), PIN-BASED LED LAMPS (MR-16, AR-111, ETC.), GU-24 BASED LED LIGHT SOURCES AND OTHER LUMINAIRES.
- ANY RECESSED DOWNLIGHT IN A CEILING SHALL NOT HAVE SCREW BASED SOCKETS, SHALL CONTAIN JA8-CERTIFIED LIGHT SOURCES, AND SHALL MEET PERFORMANCE REQUIREMENTS OF CEC SECTION 150.0 (K)(C).

GROUND/BOND DETAIL

- #1/0 COPPER GROUND
- "UFER": CONCRETE ENCASED 5/8" ELECTRODE
- "METAL UNDERGROUND WATER PIPE": 3/4" MIN.
- "METAL WATER PIPE" (COLD WATER BOND): 3/4" MIN.

ELECTRICAL SYMBOLS:

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- WEATHER PROOF SWITCH
- DIMMER SWITCH
- MANUAL ON/AUTOMATIC OFF VACANCY SENSOR

OUTLETS

- DUPLEX CONVENIENCE OUTLET
- SPLIT WIRED OUTLET (1/2 HOT SWITCHED)
- DUPLEX CONVENIENCE OUTLET WITH GROUND FAULT CIRCUIT INTERRUPTER
- DUPLEX CONVENIENCE OUTLET WITH ARC FAULT CIRCUIT INTERRUPTER
- WEATHER PROOF CONVENIENCE OUTLET
- 220 VOLT OUTLET
- QUADRUPLX OUTLET
- TELEVISION JACK
- TELEPHONE JACK
- DATA JACK (CAT-5)

LIGHTING

- LITHONIA FMLRL LOW PROFILE LED CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- WALL MOUNTED FLUORESCENT LIGHT FIXTURE
- RECESSED 6" CEILING LIGHT FIXTURE
- RECESSED HIGH EFFICACY LED LIGHT FIXTURE, JUNO IC1 LEDG4 4" ROUND, ENERGY STAR COMPLIANT.
- RECESSED CEILING FLUORESCENT LIGHT FIXTURE
- RECESSED WATERPROOF FLUORESCENT LIGHT FIXTURE WITH NON-METALLIC TRIM & G.F.I.C.
- FLUORESCENT LIGHT STRIP
- CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
- RECESSED EXHAUST FAN / FLUORESCENT LIGHT COMBINATION
- WALL SCONCE
- 4" LOW VOLTAGE WALL WASHER / FOCUSED SPOT LIGHT

MISCELLANEOUS

- PUSH BUTTON DOOR BELL
- CHIMES
- 110V SMOKE DETECTOR LISTED AND APPROVED BY CALIFORNIA STATE FIRE MARSHAL. DIRECT WIRE TO HOUSE CURRENT WITH BATTERY BACK-UP.
- 110V CARBON MONOXIDE DETECTOR LISTED AND APPROVED BY CALIFORNIA STATE FIRE MARSHAL. DIRECT WIRE TO HOUSE CURRENT WITH BATTERY BACK-UP.
- ELECTRIC METER
- SUB PANEL
 - A minimum of (2) 20-amp small appliance branch circuits shall be provided for all receptacle outlets in Kitchens, Dining Rooms or similar areas. CEC sec 210.11(C)(1).
 - At least (1) 120 volt, 20-amp branch circuit shall be provided to supply bathroom receptacle outlets. Such circuits shall have no other outlets.
- EXHAUST FAN w/ BACKDRAFT DAMPER, 50 CFM MIN INTERMITTENT OR 20 CFM CONTINUOUS, MAXIMUM SONE OF 3, CAPABLE OF PROVIDING (5) AIR CHANGES PER HOUR. MUST BE ENERGY STAR COMPLIANT. CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT AND VENTED TO THE EXTERIOR.

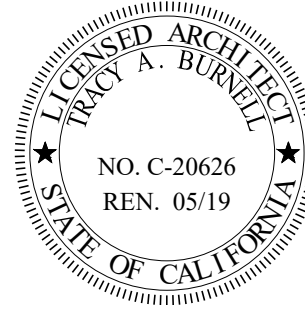
- CEILING MOUNTED FAN/LIGHT



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